



City of Santa Barbara
Airport Department

DATE: May 18, 2011

TO: Airport Commission

FROM: Karen Ramsdell, Airport Director

SUBJECT: Lease Agreement – Northrop Grumman Systems Corporation
Astro Aerospace

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Northrop Grumman Systems Corporation Astro Aerospace, a Delaware Corporation, for 1,560 square feet of storage space, in Building 251 at 400-C Robert Marxmiller Place, at the Santa Barbara Airport, effective June 1, 2011, for a monthly rental of \$1,108, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Northrop Grumman Systems Corporation Astro Aerospace has been an Airport tenant since June 1, 2010, storing metal framing, office furniture, and wooden shipping containers in Suite C of Building 251 at 400 Robert Marxmiller Place. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.71 per square foot for warehouse space, and is comparable to other buildings on the Airport for similar use and in similar condition. The current Storage rate ranges from \$.68 to \$1.00. The new rental represents a 1.5% increase over the previous year.

In addition, Northrop Grumman will pay all charges for electricity.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map